1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



28 Marloes Close, Barry CF62 9EL
£175,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

Situated in the charming area of Marloes Close, Barry, this recently refurbished terraced house presents an excellent opportunity for first-time buyers. The property boasts a welcoming reception room that seamlessly flows into an open-plan ground floor, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining.

With two well-proportioned bedrooms, this home offers ample space for individuals or small families. The modern bathroom is designed for comfort and convenience, ensuring that all your needs are met.

Additionally, the property includes parking for one vehicle, a valuable feature in this desirable location. The combination of contemporary updates and practical living spaces makes this house a wonderful choice for those looking to establish their first home in a vibrant community.

Marloes Close is conveniently situated, providing easy access to local amenities and transport links, making it an ideal setting for modern living. This delightful home is ready to welcome its new owners, offering a perfect blend of style, comfort, and practicality. Don't miss the chance to make this lovely property your own.







FRONT
The front features a concrete driveway providing parking for one vehicle, with steps leading down to a paved pathway that leads to the main entrance.

LIVING ROOM/KITCHEN
25'11 x 10'9 (7.90m x 3.28m)
This open-plan space features smoothly plastered ceilings with inset spotlights, smoothly plastered walls, and wood-effect flooring throughout. It benefits from a standard wall-mounted radiator, a vertical stand-up radiator, an obscure glass composite front door, and uPVC double-glazed windows facing both the front and rear elevations. There is also an under-stairs area suitable for dining or a home office setup.

KITCHEN
The kitchen is fitted with eye-level and base units, laminate worktops incorporating a breakfast bar, an integrated electric oven, an integrated electric induction hob, and an extractor fan. It provides space and plumbing for a washing machine, space for a tall fridge freezer, and a wall-mounted combination boiler housed inside an enclosed cupboard. A uPVC double-glazed door opens out to the rear garden.

FIRST FLOOR

LANDING
Stairs with fitted carpet lead to the first-floor landing, which features a textured ceiling with loft access, plastered walls, and fitted carpet flooring. Wooden doors provide access to the bedrooms, and a sliding wooden door opens to the family bathroom.

BEDROOM ONE
11'0 x 10'2 (3.35m x 3.10m)
Textured ceiling, smoothly plastered walls, exposed floorboards, a wall-mounted radiator, and an over-stairs fitted storage cupboard. A uPVC double-glazed window overlooks the front elevation.

BEDROOM TWO
10'9 x 6'7 (3.28m x 2.01m)
Textured ceiling, plastered walls, fitted carpet flooring, a wall-mounted radiator, and a uPVC double-glazed window overlooking the rear elevation.

FAMILY BATHROOM
7'3 x 5'2 (2.21m x 1.57m)
Plastered ceiling with inset spotlights and an extractor fan, plastered walls with porcelain high-gloss tiles, and wood-effect flooring. The suite comprises a close-coupled toilet, a vanity wash hand basin with a ceramic sink, mixer tap, and under-storage, alongside a bath with mixer taps, a mains-operated shower over with a handheld attachment, and a shower ring. Carpeted stairs descend to the ground floor.

REAR GARDEN
A fully enclosed garden bounded by timber fencing, featuring a paved patio area, a raised deck patio, and steps leading down to a lower decked area. An outside tap is also installed.

COUNCIL TAX
Council tax band C.

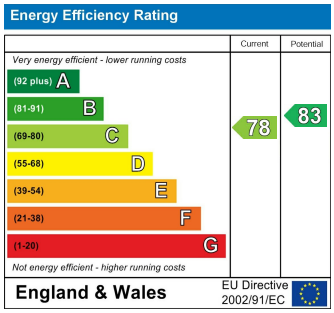
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

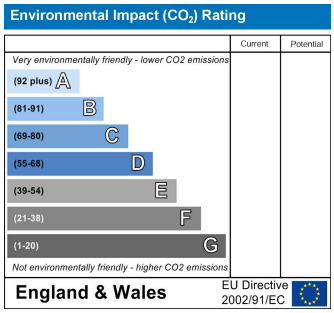
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE
We have been advised that the property is FREEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.











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